

General Information

Document Type: Sources Sought Notice
Solicitation Number: SP0600-05-R-0025
Posted Date: December 23, 2004
Original Response Date:
Current Response Date: January 25, 2005
Original Archive Date:
Current Archive Date:
Classification Code: S -- Utilities and housekeeping services
NAICS Code: 221122 – Electric, 221330 – Steam,
221310 – Water, 221320 – Wastewater

Contracting Office Address

Defense Logistics Agency, Logistics Operations, Defense Energy Support Center,
8725 John J. Kingman Road, Fort Belvoir, VA, 22060-6222

Description

This acquisition is for the privatization of the electric, steam, water and wastewater distribution systems at Walter Reed Army Medical Center, DC. Privatization is the complete divestiture and transfer of ownership of a U.S. Government-owned utility system to a non-Government entity. In conjunction with the purchase of the systems, the contractor will also be required to provide (as needed) improvements, upgrades; repairs; expansions; investments; and plant replacement, as well as continued operation and maintenance of the utility distribution systems. The following guidance has established the necessary requirements to accomplish Utility Privatization (UP): 10 U.S.C. 2688 (1997) and OSD UP Guidance (09 Oct 02). More specific information on the utility system being privatized will be provided in any resulting Request for Proposal. **DO NOT REQUEST A COPY OF THE SOLICITATION. HOWEVER, BE ADVISED THAT SOLICITATION ISSUANCE IS ANTICIPATED ON OR ABOUT MARCH 31, 2005.** The RFP will be synopsized on or about February 15, 2005.

Installation Description:

The United States Army Medical Center WRAMC is located in Washington, DC on Georgia Avenue. WRAMC consists of the Main Section and the Forest Glen Annex. The utilities at the main section and Forest Glen (with the exception of the Historical Area) are included in this solicitation. The Main Section of WRAMC is located in a Washington residential area between Rock Creek Park and Georgia

Avenue near the Maryland-D.C. boundary. All patient care activities, as well as most WRAMC administrative services, are located on main post.

Walter Reed Army Medical Center's Forest Glen section is located in Silver Spring, Md., approximately four miles north of the main post. Forest Glen has a land area of 164 acres. It includes a contemporary area, adjacent to a mixed commercial district, and a historic district located in the wooded area that borders the Capital Beltway (I-495). The historic district is located on a 27-acre parcel of land called the National Park Seminary Historic District. The department of the Army has declared this property excess, pending transfer to the General Services Administration to find a new owner. The Historical District is no longer managed by the Army public utilities department. The contemporary area is home to the Walter Reed Army Institute of Research and Naval Medical Research Institute.

Description of Facilities:

A. Electrical Distribution System: The Walter Reed Army Medical Center electrical distribution system consists of all appurtenances physically connected to the system from the points at which the electricity enters the system and/or where the Government ownership currently starts, to the point of demarcation to be defined by the Solicitation or the real estate easements that result from negotiations under this contract. The system may include, but is not limited to transformers, underground and overhead circuits, utility poles, switches, streetlights, and vaults. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the system. The Offeror shall base the proposal on site inspections, information in the technical library, and other pertinent information, and to a lesser degree on the following description.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the electrical system.

The installation shall retain joint use of all electrical utility poles.

The Walter Reed Army Medical Center (WRAMC) electric power distribution systems, at both the Main Campus and the Forest Glen Annex use 13.2 kV underground cables from a government owned switching station. Each local switching station is served from Potomac Electric Power Company (PEPCO) owned 13.2 kV feeders. Each site also has several loads already fed directly from PEPCO feeders. A short section of 4.16 kV overhead distribution line serves a portion of the load at Forest Glen. The cables and distributions transformers at both sites are in good condition. The switching station at Forest Glen has recently been renovated, and the switching station at the Main Campus is in the process of being replaced.

All of the distribution transformers at Forest Glen are pad mounted outside the buildings. At the Main Campus, most of the distribution transformers are installed in vaults or pad mounted, but some of the larger buildings, such as the main hospital building, have 13.2 kV feeders routed inside the building to serve step-down transformers.

The Main Campus of the Walter Reed Army Medical Center (WRAMC) receives power at Building 95; the main switching station from four Potomac Electric Power Company (PEPCO) owned 13.2 kV feeders. All load at the WRAMC Main Campus except buildings 18 and 54 are fed from this switching station. Three incoming feeders are designated as normal and one is designated as emergency. Each incoming feeder is rated for 1200 Amperes or 27 Million Volt-Amperes (MVA); however the feeders appear to be relayed for 400 Amperes or 9 MVA. The incoming feeders are connected to three buses configured in a “Ring-Bus”. Each bus section is rated for 1200 Amperes. Each of the three bus sections in the ring radially serves one bus with five outgoing feeders (fifteen outgoing feeders total). There is no voltage transformation in the substation. Each outgoing feeder is relayed for 150 Amperes (approximately 3.4 MVA), except feeders 1E, 2E, and 3E, which have 400 ampere relay settings (approximately 9 MVA, each). These three feeders provide dedicated service to the main hospital, Building 2. PEPCO metering is installed inside the substation.

There are approximately 5.2 miles of underground 13.2 kV distribution cable installed in duct banks on the WRAMC Main Campus. With some exceptions, the feeders are all radial, but the duct system is configured in a double loop that allows major facilities to be served from two or three feeders via different routes from the switching station. Manholes are installed in the duct banks at 100 to 300 foot intervals, depending on straightness of the runs and need for cable taps.

There are approximately 59 distribution transformers on the WRAMC Main Campus which step-down the 13.2 kV distribution power to utilization voltage of 4160/2400 Volts, 480/277 Volts or 208/120 Volts. Most of the transformers are installed in underground vaults outside the buildings. However, some of the larger buildings have transformers installed in their electrical rooms feeding directly into low voltage switchboards and panelboards.

The project to replace the Main Campus switching station involves the construction of three (3) multi-section electrical switching station units to be housed in a partially underground storage area. Each switching station unit will consist of one (1) normal incoming feeder, one (1) alternate incoming feeder with a tie vacuum breaker, five (5) outgoing feeders, and a spare breaker. Once the new switching stations are operational the existing switching facility will be decommissioned and demolished. All existing downstream transformers will be provided with fused dual primary selective switches, which will limit the available fault current at each transformer.

The WRAMC Forest Glen Annex (Forest Glen) receives power at Building 192, the main switching station, from one PEPCO owned 13.2 kV feeder. A second PEPCO feeder was installed to the recently completed switching station to support the load addition from the Walter Reed Army Institute of Research (WRAIR) Facility. There are three outgoing feeders from the switching station, each of which is rated for approximately 5.5 MVA. Most buildings at Forest Glen, with the following exceptions, are fed from this switching station. The buildings near the ball fields are fed from a 4160 Volt overhead distribution line from a step down station in the historic area. The "500" series buildings accessed from Brookville Road are fed from an underground feeder served from a PEPCO metering pole at Brookville Road. Buildings 516 and 513 are served from a PEPCO owned pole-mounted transformer behind building 516. Building 513 is served from building 516. Building 173 is served directly from PEPCO, with a PEPCO meter on the outside back wall of the building.

There are approximately 1.3 miles of Government owned 13.2 kV distribution cables at Forest Glen, installed in duct banks. There is some uncertainty about the exact length of 13.2 kV cables at Forest Glen serving the WRAIR Facility. Manholes are installed in the duct banks at 200 to 300 foot intervals, depending on straightness of the runs and need for cable taps. There is also an 800 foot long government owned 4.16 kV distribution line, mentioned above, on the Forest Glen Annex. This line is connected to the 4.16 kV substation, building 180, through a government owned feeder in the historic area, which is not part of this contract.

Approximately 17 government owned transformers at Forest Glen step-down the 13.2 kV or 4.16 kV distribution power to utilization voltage of 480/277 Volts or 208/120 Volts. Additional transformers have been installed to serve the WRAIR Facility.

B. Steam Distribution System: The WRAMC steam distribution system comprises all appurtenances physically connected to the system from the Boiler house to the points of demarcation to be defined by the Solicitation or the real estate easements that result from negotiations under this contract. The systems may include, but are not limited to distribution piping and appurtenances. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the distribution systems. The Offeror shall base the proposal on site inspections, information in the bidder's library, and other pertinent information, and to a lesser degree on the following description.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the steam and boiler systems.

The main campus steam distribution system consists of three major components, the boilers and boiler house, the main steam campus distribution system located

with the utility tunnels and the direct bury steam distribution piping from the campus distribution system in the tunnels to within 5 feet of the end user's building. The following is a detailed description of each system based on existing drawings, interviews and recently completed reports.

The steam generation plant at WRAMC is a centralized steam generating facility which provides steam throughout the campus for heating and other base specific needs. The Steam system is comprised of four dual fuel (natural gas primary, with #2 fuel oil backup) boilers which supply the facility with 110 pounds per square inch (psi) steam.

The facility has been upgraded throughout the years and some of the most significant improvements include, replacement of the condensate return tank in 1982, installation of new fuel oil tanks in 1994, replacing the portions of the controls, wiring and valves in 2002. The boiler support equipment consists of typical steam plant components such as, condensate receiver, deaerating feed tank, condensate pump (Electric – 2, Steam -1) boiler feed water pumps (Steam – 2, Electric -2), fuel oil transfer pumps, economizers for boilers 1 and 2, and make up water chemical treatment to identify some of the major equipment. The boilers and boiler house are maintained and operated by The Department of Public Works (DPW).

The steam distribution system at WRAMC consists of the main steam supply lines located in tunnels. The tunnels are identified as the West and North Tunnels and are approximately 4,700 linear feet containing steam, condensate, high pressure drip and other utility services. The existing north tunnel was built around the beginning of the 20th century and the newer west tunnel constructed in the mid 80's. The piping within the tunnels ranging in diameter from ¾ inch for high pressure drip traps to 18 inches for high pressure steam distribution mains.

The buildings are supplied from the mains located within the tunnels via direct bury piping to the buildings. The underground piping consists of approximately 4,500 linear feet of direct buried piping of various sizes supplying steam and returning condensate. In some cases the piping is routed through buildings rather than using a utility tunnel or direct bury piping for ease of access. The evaluation of the steam system ends approximately 5 feet from the building. The steam distribution system is maintained and operated by The Department of Public Works (DPW).

C. Water Distribution System: The WRAMC water distribution system comprises all appurtenances physically connected to the system from the point at which the water enters the system and/or where the Government ownership currently starts, to the point of demarcation to be defined by the Solicitation or the real estate easements that result from negotiations under this contract. The systems may include, but are not limited to distribution piping and appurtenances. The following description and inventory is included to provide the Offeror with a

general understanding of the size and configuration of the distribution systems. The Offeror shall base the proposal on site inspections, information in the bidder's library, and other pertinent information, and to a lesser degree on the following description.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the water system.

The water distribution system at WRAMC Main Post consists of approximately 22,260 LF of distribution piping ranging in diameter from ¾ inch to 8 inches. The original water distribution system was installed in the 1900's, but piecemeal replacements and additions have occurred as needed over succeeding years. The water distribution system at Forest Glen consists of approximately 10,884 LF of piping. WRAMC is a customer of the District of Columbia Water and Sewer Authority (DCWASA) as well as the Washington Suburban Sanitary Commission. Average monthly consumption will be provided in the Solicitation. Plans of the systems will be available as part of the Technical Library.

D. Wastewater and Stormwater Collection System: The WRAMC wastewater collection system comprises all appurtenances physically connected to the system from the point in which the Government ownership currently starts to the point of demarcation to be defined by the Solicitation. The system may include, but is not limited to the collection piping and appurtenances. In addition, this section describes the stormwater collection system of WRAMC, which will be transferred with the wastewater collection system, although the two systems are not interconnected. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the collection systems.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the wastewater and stormwater systems.

The wastewater and stormwater collection systems at the main post and the Forest Glen Annex consist of collection piping and appurtenances. The original wastewater collection system was constructed in the 1920's, and improvements have been made as needed since that time. It is unknown when the current stormwater system was installed. All domestic wastewater generated at WRAMC main post is discharged to the District of Columbia Water and Sewer Authority (DCWASA) and Washington Suburban Sanitary Commission at Forest Glen. Average annual flow to the City is unknown. Billing is based upon the water consumption. Stormwater is discharged to the Rock Creek at Rock Creek Park, then directly to the Potomac River south of the center without treatment. The stormwater piping at Forest Glen is piped to detention ponds and eventually to Rock Creek and the Potomac.

The wastewater/stormwater collection systems at WRAMC main post consist of approximately 16,250 feet of gravity sewers and an unknown amount of storm

sewers. The Forest Glen Section consists of approximately 9,468 feet of gravity sewers and an unknown amount of storm sewers. There are 128 wastewater manholes at Main Post and 55 wastewater manholes at Forest Glen Annex.

Objective

Offerors having the skills and capabilities necessary to perform the stated requirement are invited to provide information to contribute to this market survey/sources sought including commercial market information and company information to Martha Gray via e-mail martha.gray@dla.mil or facsimile (703-767-2382) no later than January 15, 2005. **RESPONSES SHOULD INCLUDE THE FOLLOWING INFORMATION:** company name, address, point of contact, phone number and e-mail address; business size and status such as disadvantaged, 8(a) or HUBZone; corporate affiliations; potential joint venture partners, teaming partners, and/or major subcontractor or (prime). Please direct any questions or concerns to the Contract Specialist, Martha Gray, for this action.

Original Point of Contact

Martha Gray, Contract Specialist, Phone (703) 767-9415, Fax (703) 767-2382,
Email martha.gray@dla.mil
Kerri Chambers, Contracting Officer, Phone 703-767-8567, Fax 703-767-2382,
Email kerri.chambers@dla.mil

Place of Performance

Address: Walter Reed Army
Medical Center, DC
POC: Mohammed
Moiduddin
Phone: (202)782-6876
Postal Code: 20307
Country: United States